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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

5/218-220 Melrose Drive Tullamarine VIC 3043

3 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$535,000

Median Sale Price

\$486,000 Units in Tullamarine between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



20 Jillian Street Tullamarine VIC 3043

3 1 1

Sold Price **\$512,500** Sold Date **15-Sep-18**

Distance **0.49km**



1/34 Waratah Avenue Tullamarine VIC 3043

3 1 1

Sold Price **\$505,000** Sold Date **28-Aug-18**

Distance **0.81km**



24A Spring Street Tullamarine VIC 3043

3 1 1

Sold Price **\$540,000** Sold Date **06-Oct-18**

Distance **0.81km**

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